

**PLANNING COMMISSION  
IN-PERSON AND VIRTUAL MEETING AGENDA  
Monday, June 5, 2023 at 7:00 pm**

**IN-PERSON MEETING LOCATION:** City Council Chambers, 3515 Broad St, Dexter, MI

**VIRTUAL ZOOM MEETING LINK:** <https://us06web.zoom.us/j/84998543134>

**CALL IN BY PHONE:** 888-788-0099 or 877-853-5247 **Meeting ID:** 849 9854 3134

- I. Roll Call**
- |                              |                                  |                            |
|------------------------------|----------------------------------|----------------------------|
| Matt Kowalski, Chair         | Thomas Phillips, Vice Chair      | Alison Heatley, Secretary  |
| Jim Carty                    | Tom Covert                       | Chet Hill                  |
| Kyle Marsh                   | Karen Roberts                    | Wa Hubbard, Ex-officio     |
| Brock McIntyre (Student Rep) | Charlotte Bruderly (Student Rep) | Julian Malek (Student Rep) |
- II. Action on Meeting Minutes from:** Regular Minutes of May 1, 2023 **Pg. 1-6**
- III. Approval of Agenda**
- IV. Public Hearing(s):**
- A. PTAZO23-01 Text Amendment to Zoning Ordinance** - Public hearing to consider a text amendment to Article 11, Section 11.10 Form-Based District Use Table, sub-section B. Discussion and possible action following the public hearing. **Pg. 7-10**
- B. PTAZO23-02 Text Amendment to Zoning Ordinance** - Public hearing to consider a text amendment to Article 10, Section 10.10 Non-Residential Use Table, Sub-section B. Discussion and possible action following the public hearing. **Pg. 11-16**
- Rules of Procedure for Public Hearings and Business Items:**
- 
1. Chair introduces case.
  2. Staff and consultant report and comments.
  3. Applicant presentation. Maximum 20 minutes allowed. All visual material presented must be projected to allow simultaneous viewing by Commission and audience.
  4. Chair opens public hearing and invites public to provide comments. All public commentators must state their name and address for the record. Chair reserves the right to limit individual commentators to 5 minutes, if necessary to ensure all commentators wishing to speak have an opportunity.
  5. Applicant response opportunity. Maximum of 5 minutes allowed.
  6. Planning Commission discussion and action.
- 
- V. Pre-Arranged Participation** (*Comments shall be limited to 10 minutes*) - None
- VI. Reports of Officers:**
- A.** Chairman Report –
- B.** Planning Commissioners & Council Ex officio Reports
- C.** Committee Reports
- D.** Community Development Office Reports – CDM (provided separately)
- VII. Citizen Wishing to Address the Commission (Non-Arranged Participation)** - *Those wishing to address the Planning Commission must follow the instructions in the [City of Dexter Resident Zoom Meeting User Guide](#) and provide their name and address. Each speaker is limited to 5-minutes or 10-minutes for a representative of a bona fide group/organization.*
- VIII. Old Business** – None
- IX. New Business**
- A. PPPSP23-05 Mill Creek Flats (PUD) Application for Conceptual Review (7997 & 7965 Grand St) –** Discussion only regarding a PUD Application for Conceptual PUD Plan Review, submitted by Grand Development Group, LLC, for a 76 unit multiple-family apartment project, located at 7997 & 7965 Grand St. Mike Penn, Partner and representative.

The purpose of the conceptual review is to provide an applicant an opportunity to present conceptual development plans to the entire Planning Commission and City Council, respectively, and obtain valuable feedback before submitting for preliminary PUD review. No action is taken and comments provided are not binding. At this stage, detailed landscaping, site grading, drainage, and utilities, etc. are not required. Basic question of use, density, design, architecture, integration with existing development in the area, impacts on and the availability of public infrastructure, and PUD eligibility are generally discussed. **Pg. 17-78**

**B. Discussion:** Fences in the secondary front yard.

**Pg. 79-81**

**X. Proposed business for Tuesday, July 11, 2023:**

**A.** ASPP23-01 Preliminary Site Plan Review, 2558 Bishop Cr E., Superior Self-Storage (anticipated)

**XI. Citizens wishing to address the Commission**

**XII. Adjournment**

---

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) can contact the City Office at (734) 426-8303, at least 48-hours prior to the meeting. City staff will be pleased to make the necessary arrangements.